

City of Woodstock

2014 Property Tax Guide

Important Tax Reminders

All exemptions must be filed with the Cherokee County Tax Assessors office by **April 1** of the current tax year in order to take effect during the following tax year.

The FY 2015 millage rate for the City of Woodstock is **7.25**.

Property tax bills are mailed on or around **October 20** of each year, and payment is due upon receipt. Taxes not paid within **60 days** of receipt become delinquent (usually on or around **December 20**).

***Failure to receive a tax bill does not** relieve you of the responsibility to make payment by the due date. If full payment is not received by the due date, penalties, interest, and collection costs will be added. Penalties, interest, and collection charges shall not be waived, regardless of the delinquent payment.*

Delinquent taxes will incur a 10% penalty plus 1% interest per month on any unpaid portion (based on principal plus 10% penalty). Incurred administrative fees will be added to the balance of each delinquent account as well.

General Information

Property taxes, also known as ad valorem taxes, are implemented for the operation and maintenance of the City. Such items include roadway maintenance, building inspections, police and fire, and various other services that are vital to the daily administration of the City.

The following assets, registered within city limits, are considered taxable property: **aircraft, boats, business assets, personal property, & real estate.**

General Information Continued

New Owners

If you have not received a tax bill by October 31 or if you are a new property owner and cannot obtain a tax bill from the previous owner, please call the Finance Department or visit our web-site (see link below).

Previous Owners

If you have sold or purchased a property within the City limits, please forward your HUD-1 closing statement to the City Finance Department at **finance@woodstockga.gov**.

Mortgage Companies

Forward a copy of the tax bill to your mortgage company if they are the entity responsible for payment. Please do so in a timely manner in order to ensure that the mortgage company encounters no delay in payment processing.

How to Pay Your Bill

In person

Visit the City Annex located directly across the street from Wal-Mart on Highway 92.

Go in the door that says Utility Billing & Property Taxes.

12453 Highway 92
Woodstock, GA 30188

By Mail

Mail checks or money orders payable to the City of Woodstock to:

City of Woodstock
Attn: Property Taxes
12453 Highway 92
Woodstock, GA 30188

Online

Pay conveniently online by going to the City's website.

www.woodstockga.gov

Departments
Finance
Property Taxes



Contact Information

E-mail the Finance Department at any time with questions or concerns — **finance@woodstockga.gov**

-or-

Call us Monday — Friday 8:00 am to 5:00 pm

Tax Division Line: 770-592-6051

General Finance Line : 770-592-6003

-or-

Stop by the Annex and visit our receptionist in the main lobby during our office hours.

How to Read Your City Property Tax Bill

1. The **Bill Number** is a unique identifier for your property tax bill.
2. The **Due Date** is the date the bill must be paid — any property without payment past this date is considered delinquent and is subject to penalties & interest.
3. The **Total Due** is the entire amount due to the City of Woodstock — this total includes all exemptions.
4. The **Map** is the map and parcel number that is a unique identifier for your property, which does not change regardless of the owner.
5. The **Mailing Address** is the mailing address that the City has on file for the property. This information is imported from Cherokee County, and if the information is incorrect, you must contact **both** the County and City to have this adjusted.
6. The **Tax Message** is information that is relevant to your bill, please read this box.
7. The **Tax Payer** is the person(s) that is legally responsible for the assessed property tax. This information is imported from Cherokee County, and if the information is incorrect, you must contact **both** the County and City to have this adjusted.
8. The **Land Value** represents the assessed land value of the property.
9. The **Building Value** represents the value of any permanent structures on the land (homes, businesses, etc.)
10. The **Fair Market Value** is the total of your land and building value, which is the number that is ultimately used to calculate the tax balance.
11. The **Millage Rate** is the rate set by the City of Woodstock in order to calculate the property tax. This number (currently 7.25) is multiplied by 40% of your fair market value, which results in your taxes due.
12. The **Stormwater Fee** is charged at \$4.20 per month, per Equivalent Residential Unit (ERU). This fee is charged once a year via your property tax bill for the water entering the City's storm water drains.

Cherokee County Property Tax Bill

*****You will receive two separate property tax bills each year, one from the City of Woodstock and one from Cherokee County*****

If you have questions about your County Bill, please contact Cherokee County.

www.cherokeega.com

Tax Commissioner's Office — 678-493-6400

Tax Assessor's Office — 678-493-6120

2013 Property Tax Statement

City of Woodstock
12453 Highway 92
Woodstock, GA 30188
770-592-6000

**Make Check or Money Order
Payable to:**

City of Woodstock

329 COMMERCIAL DRIVE
STE 110

Bill Number 1	Due Date 2	*Total Due* 3
2013-04689-2	1/26/2014	\$22,470.37

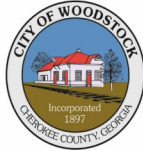
Map: 15N11 010 H **4**

Location:

Payment Good through: 1/26/2014

If you have sold this property, forward bill to new owner and fax a copy of the settlement statement to 678-388-6358. If you have an escrow, forward the tax bill to your mortgage company as soon as possible. A 10% penalty will be added on December 21st. 1% interest will be added to this bill on January 21st and the 21st of every month thereafter, if not paid. Pay online at woodstock.surecourt.com. This payment channel is provided as a convenient alternative to appearing in person to pay the bill. A separate fee for providing this convenience will be added to the balance. Customers will have the option to accept this fee or cancel the transaction prior to final payment.

You may pay this bill at woodstock.surecourt.com



Tax Payer: H
Map Code: 15N11 010 H REAL **7**
Description: LL 1018; 15TH DIST
Location:
Bill No: 2013-04689-2
District: 007

8 Land Value	Building Value 9	Acres	Fair Market Value 10
\$2,117,000.00	\$4,295,700.00	5.4000	\$6,412,700.00

Entity	FMV	Minus Exemptions	Adjusted FMV	Taxable Value (40%)	Millage Rate	Gross Amount	Credit	Net Amount
City Tax	6,412,700.00	0.00	6,412,700.00	2,565,080.00	7.8890	20,235.92	0.00	\$20,235.92
Stormwater Fee						2,234.45	0.00	\$2,234.45
TOTALS					7.8890	22,470.37	.00	\$22,470.37

Please see the county website at www.cherokee.ga.com for senior exemption qualifications, county exemptions, assessments or the fair market value of your property.

Total Due \$22,470.37

329 COMMERCIAL DRIVE
STE 110
WOODSTOCK, GA 30188